

House Bill 786 (AS PASSED HOUSE AND SENATE)

By: Representatives Burns of the 157th and Carter of the 159th

A BILL TO BE ENTITLED

AN ACT

To amend an Act providing a new charter for the City of Guyton, approved May 5, 2006 (Ga. L. 2006, p. 4230), so as to change the corporate boundaries of said city; to repeal conflicting laws; and for other purposes.

BE IT ENACTED BY THE GENERAL ASSEMBLY OF GEORGIA:

SECTION 1.

An Act providing a new charter for the City of Guyton, approved May 5, 2006 (Ga. L. 2006, p. 4230), is amended by adding a new subsection (c) to Section 1.11 to read as follows:

"(c) The boundaries of the city shall contain, in addition to that territory identified in subsection (a) of this section, the following described areas:

(1) GUYTON RIVERSIDE TRACT A (381.482 ACRES, OLD BLUE SKY TRACT)

All that tract or parcel of land lying and being in the 10th. G.M. District of Effingham County, Georgia, being a portion of the same lands as deeded to Blue Sky Timber Properties LLC (Seller), in its vesting deed (Deed Book 954, Page 404 of the Effingham County Clerks Office), and being a 381.482 acre portion of the 1282.00 Acre GRINER #1 TRACT, as shown and more particularly described on that certain map or plat made by Paul S. Buchele, Georgia R.L.S. No. 2633, Southern Surveying Services, for the City of Guyton, dated March 7, 2008, recorded in Plat Cabinet C, Slide 193A1, in the records of the Clerk of Superior Court of Effingham County, Georgia. For a more particular description reference is hereby made to the aforesaid plat, which is specifically incorporated herein and made a part hereof, and said tract or parcel of land being more particularly described as follows:

Commencing at a 3"x3" Concrete Monument found at the intersection of the southern right-of-way of County Road No 3 (a.k.a. Riverside Drive) and the eastern property line of a 360 Acre Tract as shown on plat recorded in Plat Record Book (aka Plat Cabinet Slide) A-342C; THENCE North 57°59'19" West a distance of 2,052.37 feet to a 3"X3" Concrete Monument found at the intersection of the Southern R/W of County Road No.

3 (a.k.a Riverside Drive) and the Western property line of a 360 Acre Tract as shown on a Plat recorded in Plat Record Book (aka Plat Cabinet Slide) A-342C, this being the POINT OF BEGINNING of this parcel;

THENCE South 48°30'13" West a distance of 1,235.73 feet to a 5/8" rebar; THENCE South 49°34'41" West a distance of 603.89 feet to a 5/8" rebar; THENCE South 48°28'36" West a distance of 483.88 feet to a 5/8" rebar; THENCE South 49°27'20" West a distance of 506.79 feet to a 5/8" rebar; THENCE South 48°14'13" West a distance of 452.68 feet to a 5/8" rebar; THENCE South 51°54'12" West a distance of 216.84 feet to a 5/8" rebar; THENCE South 48°02'09" West a distance of 817.37 feet to a U.C.C. CMF; THENCE North 25°09'35" West a distance of 182.24 feet to a point; THENCE North 01°36'04" West a distance of 174.59 feet to a point; THENCE North 11°38'45" West a distance of 227.93 feet to a point; THENCE North 05°44'38" West a distance of 213.09 feet to a point; THENCE North 13°30'34" West a distance of 62.46 feet to a point; THENCE North 21°59'35" West a distance of 139.59 feet to a point; THENCE North 21°37'01" West a distance of 184.50 feet to a point; THENCE North 18°49'27" West a distance of 123.59 feet to a point; THENCE South 69°28'05" West a distance of 317.25 feet to a point; THENCE South 08°37'49" East a distance of 413.20 feet to a point; THENCE South 51°30'52" West a distance of 336.38 feet to a point; THENCE South 54°15'58" West a distance of 386.60 feet to a point; THENCE North 88°47'59" West a distance of 285.98 feet to a point; THENCE North 46°02'09" West a distance of 343.98 feet to a point; THENCE North 60°34'50" West a distance of 157.88 feet to a point; THENCE North 86°36'39" West a distance of 292.00 feet to a point; THENCE North 55°27'34" West a distance of 325.43 feet to a point; THENCE North 42°29'12" West a distance of 427.53 feet to a point; THENCE North 44°31'08" West a distance of 452.63 feet to a point; THENCE North 40°53'30" West a distance of 313.93 feet to a 5/8" rebar set at the base of a marked corner tree at the top of the river bank; THENCE North 47°40'49" East a distance of 5,664.47 feet to a to an iron pin set on the southern right-of-way of Riverside Drive; THENCE South 29°26'27" East a distance of 992.50 feet along the southern right-of-way of Riverside Drive to a point; THENCE South 28°54'06" East a distance of 995.67 feet along the southern right-of-way of Riverside Drive to a point; THENCE along a curve to the left having a radius of 1,060.00 feet and an arc length of 553.97 feet, being subtended by a chord of South 43°52'25" East for a distance of 547.69 feet to a point; THENCE South 58°50'43" East a distance of 1,040.77 feet, to the POINT OF BEGINNING of this parcel.

Subject to covenants, easements, and restrictions of record.

Said property contains 16,617,268 square feet or 381.482 acres, more or less.

This being a portion of the same tract or parcel of land conveyed to Blue Sky Timber Properties LLC by Limited Warranty Deed from Sustainable Forests, L.L.C. a/k/a Sustainable Forests L.L.C., dated March 21, 2003, and filed for record April 24, 2003, and recorded in Deed Book 954, page 404, in the Office of the Clerk of Superior Court of Effingham County, Georgia, and from Blue Sky Timber Properties LLC to Insured (City of Guyton, Georgia) by Limited Warranty Deed, dated March 13, 2008, and recorded in Deed Book 1738, page 135, aforesaid records.

(2) GUYTON RIVERSIDE TRACT B (265.00 ACRES, OLD COPPER STATION TRACT)

All those tracts or parcels of land lying and being in the 10th. G.M. District of Effingham County, Georgia, being a portion of the same lands as deeded to Copper Station Holdings, LLC (Seller), in its vesting deed (recorded in Deed Book 1567, Page 442, records of the Office of Clerk of Superior Court of Effingham County, Georgia), and being a 265.00 acre tract, as shown and more particularly described on that certain map or plat made by Paul S. Buchele, Georgia R.L.S. No. 2633, Southern Surveying Services, for the City of Guyton, dated April 25, 2008, recorded in Plat Cabinet D3, Slide A-1, in the records of the Clerk of Superior Court of Effingham County, Georgia, as Tract No. 1 and Tract No. 2. For a more particular description reference is hereby made to the aforesaid plat, which is specifically incorporated herein and made a part hereof, and said tracts or parcels of land being more particularly described as follows:

TRACT No. 1 LEGAL DESCRIPTION

All that tract or parcel of land lying and being in the 10th G.M. District of Effingham County, Georgia, being a portion of the same lands as deeded to Seller in its vesting deed (Deed Book 1567, Page 442 of the Effingham County Clerks Office) and being more particularly described as follows:

Commencing at a 3"X3" Concrete monument found at the intersection of the southern Right-of-Way of County Road No. 3 and the eastern property line of a 360 Acre Tract as shown on a plat recorded in Plat Record Book (Plat Cabinet Slide) A-342C.

THENCE North 36°22'18" East a distance of 37.35 feet to a 3/4" rebar found on the northern Right-of-Way of County Road No. 3 and being the POINT OF BEGINNING of Tract No. 1.

THENCE North 58°01'45" West a distance of 2,055.41 feet along the northern Right-of-Way of County Road No. 3 to a 3/4" rebar found;

THENCE North 58°12'27" West a distance of 650.36 feet along the northern right-of-way of County Road No. 3 to a UCC concrete monument found; THENCE North 86°55'15" East a distance of 642.82 feet to a UCC concrete monument found;

100 THENCE North 45°54'18" East a distance of 524.68 feet to a UCC concrete monument
101 found; THENCE South 56°35'28" East a distance of 255.34 feet to a UCC concrete
102 monument found;

103 THENCE North 50°56'37" East a distance of 1,688.66 feet to a UCC concrete
104 monument found; THENCE South 41°52'17" East a distance of 263.46 feet to a 3/4"
105 rebar found;

106 THENCE South 49°35'39" West a distance of 235.50 feet to a point; THENCE South
107 41°17'03" East a distance of 2,185.62 feet to a point; THENCE North 48°52'15" East
108 a distance of 464.64 feet to a point; THENCE South 41°46'30" East a distance of
109 2,245.06 feet to a point; THENCE South 29°37'40" West a distance of 117.28 feet to
110 a point; THENCE South 44°22'40" West a distance of 242.88 feet to a point; THENCE
111 South 26°17'50" West a distance of 227.22 feet to a point; THENCE South 35°41'40"
112 West a distance of 440.69 feet to a 3/4" rebar found on the northern Right-of-Way of
113 County Road No. 3; THENCE North 76°36'49" West a distance of 1,235.73 feet along
114 the northern Right-of-Way of County Road No. 3 to a 3/4" rebar found; THENCE along
115 a curve to the right having a radius of 374.62 feet and an arc length of 136.38 feet,
116 being subtended by a chord of North 66°11'04" West for a distance of 135.63 feet along
117 the northern Right-of-Way of County Road No. 3 to a 3/4" rebar found; THENCE
118 North 55°45'19" West a distance of 1,958.65 feet along the northern Right-of-Way of
119 County Road No. 3 to the POINT OF BEGINNING.

120 Subject to covenants, easements, and restrictions of record.

121 Said property contains 9,359,757 square feet or 214.870 acres, more or less.

122 TRACT No. 2 LEGAL DESCRIPTION

123 All that tract or parcel of land lying and being in the 10th G.M. District of Effingham
124 County, Georgia, being a portion of the same lands as deeded to Seller in its vesting
125 deed (Deed Book 1567, Page 442 of the Effingham County Clerks Office) and being
126 more particularly described as follows:

127 Commencing at a 3"X3" Concrete monument found at the intersection of the southern
128 Right-of-Way of County Road No. 3 and the eastern property line of a 360 Acre Tract
129 as shown on a Plat recorded in Plat Record Book (Plat Cabinet Slide) A-342C.

130 THENCE North 36°22'18" East a distance of 37.35 feet to a 3/4" rebar found on the
131 northern Right-of-Way of County Road No. 3; THENCE South 55°45'19" East a
132 distance of 1,958.65 feet along the northern Right-of-Way of County Road No. 3 to a
133 3/4" rebar found; THENCE along a curve to the left having a radius of 374.62 feet and
134 an arc length of 136.38 feet, being subtended by a chord of South 66°11'04" East for
135 a distance of 135.63 feet along the northern Right-of-Way of County Road No. 3 to a
136 3/4" rebar found; THENCE South 76°36'49" East a distance of 1,235.73 feet along the

northern Right-of-Way of County Road No. 3 to a 3/4" rebar found; THENCE North 35°41'40" East a distance of 440.69 feet to a point and being the POINT OF BEGINNING of Tract No. 2;

THENCE North 26°17'50" East a distance of 227.22 feet to a point; THENCE North 44°22'40" East a distance of 242.88 feet to a point; THENCE North 29°37'40" East a distance of 117.28 feet to a point; THENCE North 41°46'30" West a distance of 2,245.06 feet to a point; THENCE South 48°52'15" West a distance of 464.64 feet to a point; THENCE North 41°17'03" West a distance of 2,185.62 feet to a point; THENCE North 49°35'39" East a distance of 235.50 feet to a 3/4" rebar found; THENCE South 54°12'57" East a distance of 4,383.18 feet to a 5/8" rebar set; THENCE South 35°41'40" West a distance of 1,329.75 feet to the POINT OF BEGINNING of Tract No. 2.

Subject to covenants, easements, and restrictions of record.

Said property contains 2,183,665 square feet or 50.130 acres, more or less.

Tracts No. 1 and No. 2 being the same property conveyed to the Insured by Limited Warranty Deed from Copper Station Holdings, LLC, dated June 11, 2008, filed for record June 18, 2008, and recorded Deed Book 1765, page 178, in the Office of the Clerk of Superior Court of Effingham County, Georgia."

SECTION 2.

All laws and parts of laws in conflict with this Act are repealed.